



## 12 Southfield Road, Nottingham - NG8 3PH

Guide Price £325,000



## 12 Southfield Road

Nottingham, Nottingham

Extended three bedroom detached family home close to schools, shops, transport links and QMC. Featuring two spacious reception rooms, impressive open-plan kitchen living space and west-facing garden!

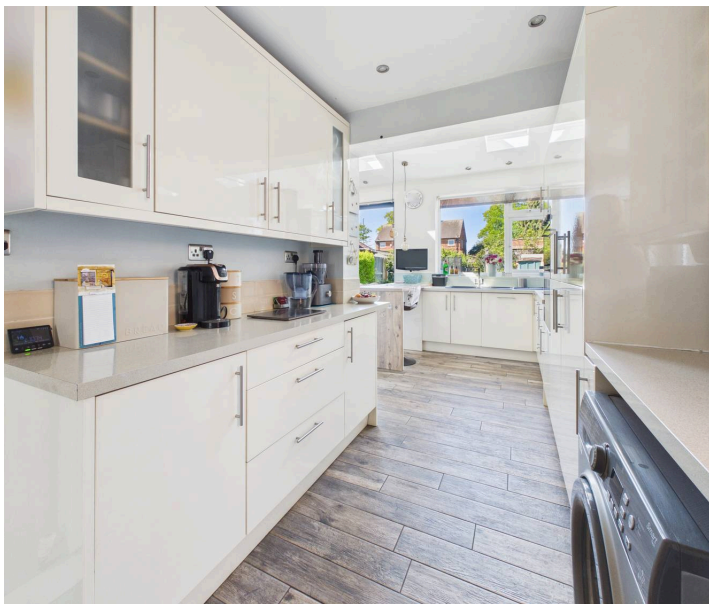
Council Tax band: C

Tenure: Freehold

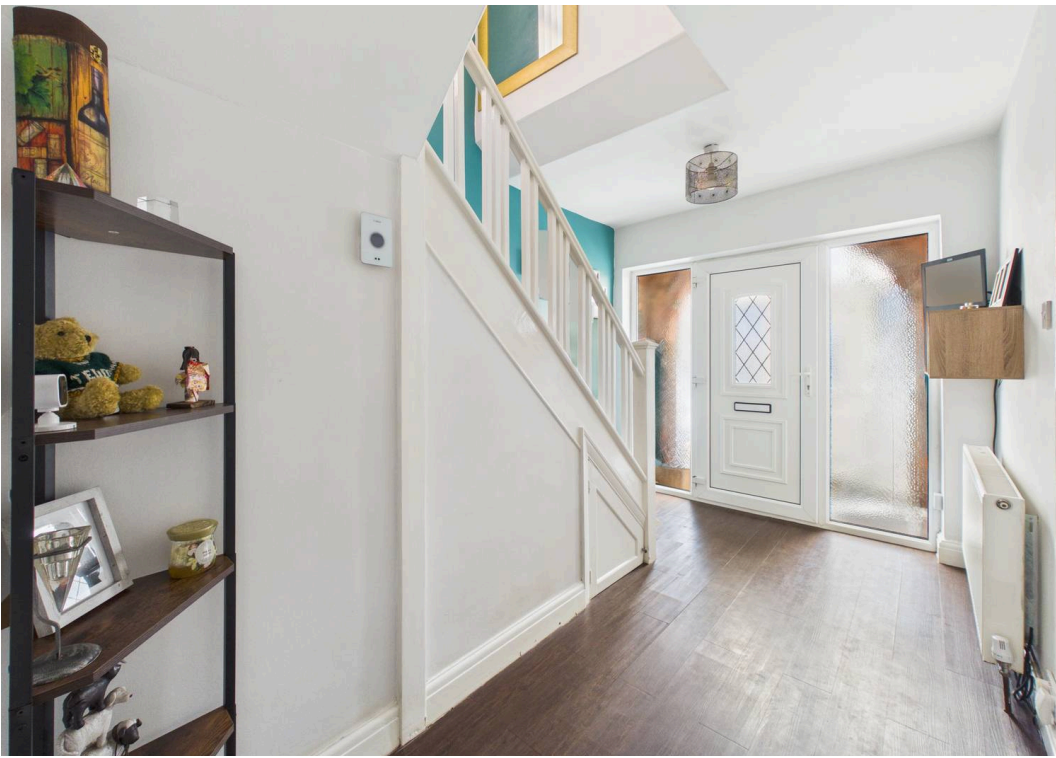
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- Traditional extended detached family home
- Conveniently placed near schools, shops, bus links and QMC
- Cosy lounge with a delightful feature bay window
- Good sized dining room with feature French doors
- Stunning open-plan kitchen and living area with bi-fold doors
- Stylish breakfast kitchen with a range of integrated appliances
- Three well-proportioned first-floor bedrooms
- Bright and spacious main bedroom with ample fitted wardrobes
- West-facing rear garden with lawn, patio and decked seating area
- Driveway with gated side access providing off-street parking

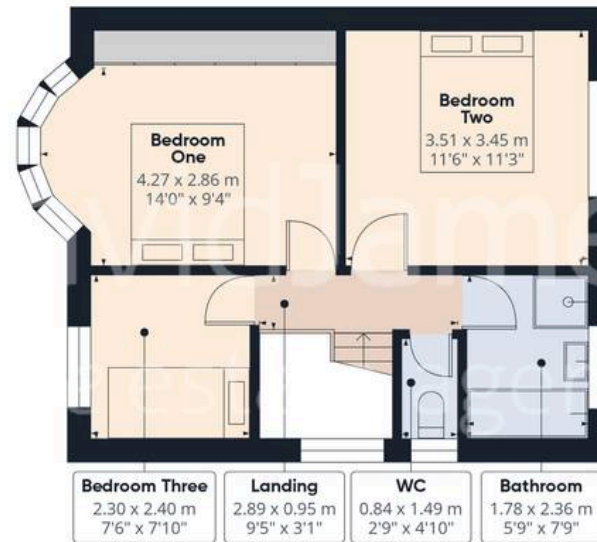








Floor 0



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

102.6 m<sup>2</sup>  
1103 ft<sup>2</sup>

**Reduced headroom**

0.2 m<sup>2</sup>  
2 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## David James Estate Agents

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